



**114 Albatross Drive, Grimsby, North East Lincolnshire, DN37 9PE**  
**£160,000**



### Key Features:

- REFURBISHMENT PROJECT
- Two Bedroom Detached Bungalow
- Quiet Cul De Sac Location
- Enclosed Private Gardens
- Driveway Parking & Single Garage
- No Forward Chain

Occupying a quiet cul de sac position in this popular residential area, a spacious two bedroom detached bungalow offered for sale with no forward chain. Situated on the outskirts of Grimsby, ideal for easy access to the A180 and Humber Bank, and close to local amenities at nearby Wybers Wood. The property offers plenty of scope to renovate and personalise the accommodation, briefly comprising; entrance hall, living room, kitchen, large conservatory, two bedrooms and a shower room. Set in private enclosed gardens, with driveway parking and a single garage.





## ENTRANCE HALL

With a built-in storage cupboard and access to the loft.

## LIVING ROOM

17'4" x 11'9" (5.29 x 3.59)

To front aspect with bay window, and fireplace incorporating an inset gas fire.

## KITCHEN

10'9" x 9'1" (3.29 x 2.77)

Comprising a range of modern gloss units, built-in oven, gas hob with extractor over, and space for further appliances. Open access to:-

## CONSERVATORY

12'10" x 9'3" (3.93 x 2.84)

A uPVC conservatory extension opening onto the rear garden.

## BEDROOM 1

12'3" x 11'4" (3.74 x 3.46)

To rear aspect, with French doors opening onto the rear garden.

## BEDROOM 2

10'1" x 9'4" (3.08 x 2.86)

To front aspect.

## SHOWER ROOM

7'8" x 5'4" (2.36 x 1.63)

Fitted with a vanity sink unit, wc, and large walk-in shower. Heated towel rail. Obscure glazed window.

## OUTSIDE

Nestled in the corner of a cul de sac, the property stands with private gardens to the front and rear. There is driveway parking to the front of the property and access to the single garage.

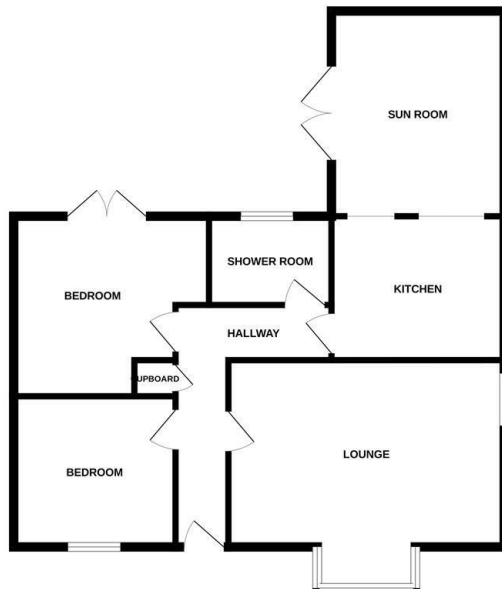
## TENURE

FREEHOLD

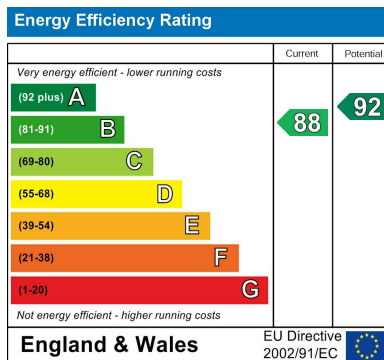
## COUNCIL TAX BAND

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Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such for any prospective purchaser. The furniture, fixtures and appliances shown have not been tested and no guarantee as to their quantity or efficiency can be given.  
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### Viewing

By appointment only.

### Tenure

We are advised by the vendor that the property is: As Above However, prospective purchasers should have the tenure of this property confirmed by a solicitor.

Additional Information Local Authority: North East Lincolnshire Council Telephone 01472 313 131

Services: All mains services are available or connected subject to the statutory regulations. we have not tested any heating systems, fixtures, appliances or services.

### DISCLAIMER - IMPORTANT NOTICE REGARDING SALES PARTICULARS

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